STATE OF TENNESSEE
COUNTY OF DAVIDSON

Karen Y Johnson Davidson County
Batch# 136729 DEEDWARR
09/04/2018 03:23:02 PM 2 pgs
Fees: $13.00 Taxes: $814.00

20180904-0087474

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is **$220,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Meredith May
AFFIANT

Subscribed and sworn to before me on this the 30th day of August, 2018.

Carmen Coats
REGISTER OR NOTARY PUBLIC

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

TAX ID 081-15-0-421-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars the receipt of which is hereby acknowledged, the Grantor, **MM&J Properties, LLC,** have bargained and sold and by these presents confirm, sell, transfer and convey unto the said **Rochelle A. LeGarde***, her heirs and assigns, the following tract or parcel of real estate located in Davidson County, Tennessee, more particularly bounded and described as follows, to-wit:

*A SINGLE WOMAN

Land in Davidson County, Tennessee, being the easterly 30.4 ft. of Lot # 7 in J.M. and T.J. Harding's Subdivision as of record in Plat Book 21, Page 81, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 7 fronts 30.4 feet on the south side of Heiman Street and runs back between parallel lines 152 feet to an alley.

Being the same property conveyed to MM&J Properties, LLC by Warranty Deed executed April 20, 2016 and of record as Instrument Number 20160427-0040869 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at 1719 Heiman Street, Nashville, TN 37208-2405.

TO HAVE AND TO HOLD, the same, with all of the appurtenances, estate, title and interest thereto belonging unto the said **Rochelle A. LeGarde, a single woman**, her heirs and assigns, with whom they covenant that they are lawfully seized and possessed thereof in fee simple with a good and lawful right to sell and convey same unencumbered.

We further covenant and bind ourselves, our heirs and personal representatives, to warrant and forever defend the title thereto unto the said **Rochelle A. LeGarde**, her heirs and assigns, against the lawful claims of all persons whomsoever.

PREPARED BY
CARTER STANFILL
& ASSOCIATES, PLLC
ATTORNEYS AT LAW
25 NATCHEZ TRACE DR.
P. O. BOX 476
LEXINGTON, TN 38351

WITNESS MY HAND on this the 30TH day of August, 2018.

MM&J Properties, LLC

By: Jeremy Johnson
Its: Managing Member

STATE OF TENNESSEE:
COUNTY OF HENDERSON:

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, **Jeremy Johnson**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the managing member of **MM&J Properties, LLC**, a Tennessee limited liability company, the within named bargainor, and that he as such member, being authorized so to do, executed the foregoing instrument, for the purposes therein contained by signing the name of the limited liability company with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the within named bargainor, and has executed the foregoing instrument for the purpose therein contained, by personally signing this document.

WITNESS MY HAND AND OFFICIAL SEAL at Office in Lexington, Tennessee, this 30th day of August, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/22/20.

TRISTA CARRINGTON
STATE OF TENNESSEE
NOTARY PUBLIC
HENDERSON COUNTY, TENN.

No New Survey- Legal Taken from Prior Deed

Address of New Owner:
Rochelle A. LeGarde
1817 Heiman Street
Nashville, TN 37208

Send Tax Bill to: c/o SWBC MORTGAGE CORP.
~~**Rochelle A. LeGarde**~~ c/o 9311 SAN PEDRO #100
~~**1817 Heiman Street**~~ c/o SAN ANTONIO, TX 78216
~~**Nashville, TN 37208**~~ c/o

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File No. 2018799